

**Naples Planning and Land Use
Regular Meeting
July 21, 2015**

Commission Present: Chris Clark, Szeth Simmons, Andrew Bentley, Mark Partridge, Cresta Slaugh

Commission Absent: Kerry Kinney

Others Present: Connie Patton, Dale Peterson, Joshua Bake, Dean Baker, Jim Harper

Verification of full Quorum Vice Chair Cresta Slaugh verified a full Quorum
All Commission Members will be voting in tonight's meeting.

Approval of Agenda Cresta asks for a motion to approve the agenda for July 21, 2015. Mark made the motion to approve the agenda for July 21, 2015 meeting, Szeth seconds the motion.

All in favor:	Chris Clark	Aye
	Szeth Simmons	Aye
	Andrew Bentley	Aye
	Mark Partridge	Aye
	Cresta Slaugh	Aye

Motion carried with all voting Aye.
None opposed.

Disclosures None

Approval of Minutes Cresta asks for questions or comments on the approval of minutes for June 16, 2015. Szeth motions to except the June 16, 2015 minutes. Mark seconds the motion.

All in favor:	Chris Clark	Aye
	Szeth Simmons	Aye
	Andrew Bentley	Aye
	Mark Partridge	Aye
	Cresta Slaugh	Aye

Motion carried with all voting Aye.
None opposed

Administrative Training

- Planning Commission Election of Chairman and Vice-chairman
Chris Clark arrives.
After the resignation of Neil Cathey a vote is necessary to replace the Chairman. Ballots were handed out and votes counted. Mark Partridge will be the new Chairman. Cresta Slaugh remains the Vice-chair.
Mark takes over the meeting.

PLANNING

• **PUBLIC HEARING**

o Section 02-31-014 Design Standards, Area and Access Requirements Minimum Street Width

Ray Nash, Farm 2014 Subdivision- Proposed amendment to allow a reduction in the minimum road width serving a residential property approved on a special circumstances and the elimination of the requirement for sidewalks.

Joshua, Ray Nash with the Farm Subdivision will be presenting a proposed ordinance change to allow narrower road designs. Depending on topography, if they meet certain criteria for special consideration. Mr. Nash will go into this much more on what his is proposing. We need to look at this as a whole to see what is best for the City. Street widths and the history of changes are included in your packets. One of the proposed changes they have; currently it reads the City Manager could grant the change, they are proposing it to read the Land Use Authority could grant the change. It will be on a case by case bases. The developer cannot just come in and say this is what I am going to do. They will have to explain why they want the change and get approval to change it.

The proposed changes are below:

02-31-014 DESIGN STANDARDS, AREA AND ACCESS REQUIREMENTS

F. Minimum street width

Except as provided below, streets shall have a minimum width of 40 feet of asphalt. All streets and alleys must **at a minimum** conform to the requirements detailed in the 2009 International Fire Code,

Appendix D — Fire Apparatus Access Roads. **A reduction in the minimum width of asphalt of any street or portion thereof serving residential property may be approved by the City Manager.**

1. The reduction is justified by a special consideration such as topography;
2. The reduction has been specifically approved by the Fire Marshall;
3. The length of the street or portion thereof is less than 0.1 mile;
4. No parking is allowed on the reduced section.
5. The asphalt width may not be reduced to less than 26 feet.

The City Manager may allow that where the street width is reduced appropriately designed and signed paved shoulders can satisfy the sidewalk requirements or a sidewalk may be built on only one side of the street.

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2. The reduction has been specifically approved by the fire Marshall;
3. The length of the street or portion thereof is less than 0.1 mile;
4. No parking is allowed on the reduced section.
5. The asphalt width may not be reduced to less than 26 feet.

The City EngineerManager may allow that where the reduced street width is reduced to also provide for appropriately designed and signed paved shoulders can satisfy the sidewalk requirements or a sidewalk may be built on only one side of the street.

Recommendation:

That the Commission send a recommendation to the City Council to approve an ordinance change regarding the Section 02-31-014 Design Standards, Area and Access Requirements — Minimum Street Width, to allow a reduction in the required road width, however it is recommended that the requirements for sidewalks on both sides be left in the ordinance as it currently reads.

Ray Nash presented a 19 page proposal for a proposed road width ordinance change. General reasons for ordinance change. Specific problem identifies need for new or amended ordinance. Ambiguity in existing ordinance. Parking problems arose in some subdivisions. Consequences of ordinance, change-lot-size, road width. The proposal is attached for your viewing.

MOTION Szeth made a motion to open the public hearing on Section 02-31-014 Design Standards, Area and Access Requirements-*Minimum Street Width*. Cresta seconds the motion.

All in favor:	Chris Clark	Aye
	Szeth Simmons	Aye
	Andrew Bentley	Aye
	Mark Partridge	Aye
	Cresta Slauch	Aye

Motion carried with all voting Aye.

None opposed

Hal Marshall, causeway engineer suggested not to say the 2009 code or not to say the latest because a lot of times they make changes to the code that have not been adopted by the City. It should say the currant adopted code. Speaking on roads in general, this ordinance is needed to allow for exceptions. I can think of a lot of roads and a lot of land owners in Naples where 40 feet of road just doesn't make sense. Any time you have a bridge section to put a 40 foot road doesn't make sense. It's almost obscene to spend that type of money in a rural area. There are places you need the exception. Ashley allows 9 feet and UDOT is at 11 feet, by pushing it to 40 feet you have allowed areas for parking. The proposed ordinance would allow for some common sense where 40 feet just isn't needed. 26 feet is sufficient by all standards.

MOTION Cresta made the motion to close the Public Hearing on Section 02-31-014 Design Standards, Area and Access Requirements-*Minimum Street Width*, Szeth seconds the motion.

All in favor:	Chris Clark	Aye
	Szeth Simmons	Aye
	Andrew Bentley	Aye
	Mark Partridge	Aye
	Cresta Slaugh	Aye

Motion carried with all voting Aye.

None opposed

MOTION Chris made a motion for a recommendation to City Council; to modify the ordinance Section 02-31-014 Design Standards, Area and Access Requirements-*Minimum Street Width*.

- Where it says 2009 International Fire Code, change that to read *the currently adopted addition of the International Fire Code*.
- In the next section, a reduction in the minimum width of asphalt of any street or portion thereof serving residential property may be approved by the Land Use Administrator if *the following applied are addressed*.
- #4. The reduced width section shall have no allowed parking along the reduced length: and *shall be posted as such with NO Parking signs on each end*.
- Add #6 that states, *the reduced roadway width shall; not be part of the required frontage of the lot*.
Change The Land Use Authority to the *Land Use Administrator* may allow that where the street width is reduced, appropriately designed and signed paved shoulders can satisfy the sidewalk requirements or a sidewalk may be built on only one side of the street. Include in the motion to address Section 02-31-015 part B to change the ordinance to address our change here for sidewalks.

Chris amends the motion to eliminate the last paragraph of the proposed ordinance change. Szeth seconds the motion.

All in favor:	Chris Clark	Aye
	Szeth Simmons	Aye
	Andrew Bentley	Aye
	Mark Partridge	Aye
	Cresta Slaugh	Aye

Motion carried with all voting Aye.

None opposed

• **PUBLIC HEARING**

- Section 02-28-005 **Industrial Zone-Special Provisions**
Revision to ordinance 02-28-005 on the requirement for a masonry wall when an Industrial Zone abuts a Residential Use
Joshua:
Recommendation: That the Commission send a recommendation to the City Council to approve an ordinance change regarding the Section 02-28-005 Industrial Zone- Special Provisions
The proposed changes are below:
02-28-005 SPECIAL PROVISIONS
Where any industrial use adjoins any residential use, the owner of the Industrial Property shall provide and maintain along such property line a minimum six foot high, Ascetically pleasing, vision obscuring, privacy fence or wall of a neutral color, with a Minimum 90% fill. ~~Ornamental Masonry Wall of a neutral color.~~

MOTION Szeth makes a motion to accept the recommendation as read. Chris seconds the motion.

All in favor:	Chris Clark	Aye
	Szeth Simmons	Aye
	Andrew Bentley	Aye
	Mark Partridge	Aye
	Cresta Slaugh	Aye

Motion carried with all voting Aye.

None opposed

Action Items

Naples City Form Base Code. Joshua the Form Base Code is currently suspended for making some changes. We are making sure our Master Plan is a Concept Master Plan. I will be sending out changes in the next week or two so you will have plenty of time to review them. Our next Planning Commission meeting we will be making those recommendations to City Council.

Administrative: None

ADJOURN

Cresta made a motion to adjourn, Szeth seconds the motion.

All in favor:	Chris Clark	Aye
	Szeth Simmons	Aye
	Andrew Bentley	Aye
	Mark Partridge	Aye
	Cresta Slaugh	Aye

Motion carried with all voting Aye.
None opposed

The next Planning and Zoning meeting will be held August 18, 2015 in the Naples City Council Chambers @ 7:30 P.M.